



Monks Road, Exeter, EX4 7BQ

A lovely end of terrace within walking distance of the city centre. The house has many period features and benefits from sitting room, kitchen/dining room, 3 bedrooms, family bathroom, fully enclosed garden and garage.

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DESCRIPTION:

Monks Road is conveniently situated on the north eastern fringe in the popular area of Mount Pleasant in Exeter. The city centre of Exeter is approximately one mile away, a vibrant city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington & London Waterloo), Exeter airport and the M5 motorway.

The Property:

Upon entering the property, you are greeted by an attractive entrance hall with feature tiles, radiator, stairs leading up to the first floor and doors opening to the ground floor rooms.

The sitting room is a bright and airy space with a bay window overlooking the front of the property. It features an original fireplace with a wooden surround, built-in fitted cupboards and shelving, picture rail, wooden flooring and radiator.

The kitchen/dining room is a good size with a range of wall and base units, tiled surround and worktops, and built-in electric oven and gas hob. Sink with a mixer tap, and room for a fridge/ freezer and washing machine. Adjacent to the kitchen area is a lean-to with a WC and a door leading out to the garden.

First Floor:

Moving up to the first floor, there are three bedrooms and a family bathroom. The master bedroom has a beautiful bay window overlooking the front of the property, a hanging rail, an original fireplace, and a radiator. The second bedroom is also a double with built in cupboard, while the third bedroom is a single that could easily be used as a study. This room has built in shelving, and radiator.

The family bathroom has an attractive newly fitted modern white suite that includes a panelled bath with a separate shower with glass screen, a low-level WC, and a basin with a cupboard below. Attractive feature tiled flooring.

Outside:

To the front of the property, there is a small walled area, while the fully enclosed rear garden has shrub borders and a side gate that provides pedestrian access to the garage. The garage has an open and over door, making it ideal for bike access.



At a glance....

- End of Terrace House
- Lovely Period Features
- 3 Bedrooms
- Sitting Room with Bay Window
- Open Plan Kitchen/Dining Room
- Convenient Location
- Fully Enclosed Garden with Rear Access
- Walking Distance to City Centre
- Garage

PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage

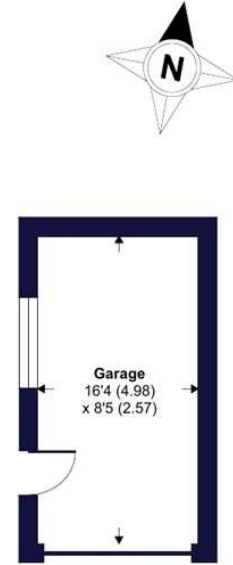
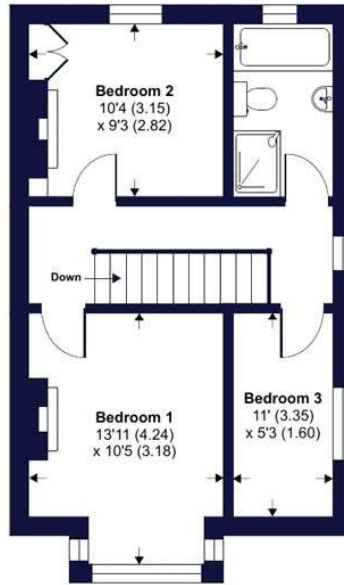
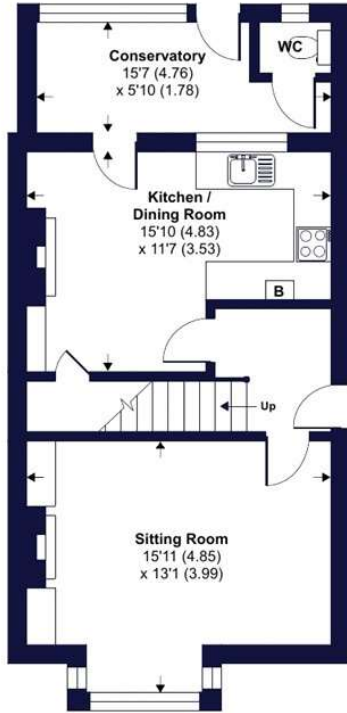
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Approximate Area = 967 sq ft / 89.8 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 978633.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		83
B	(81-91)		
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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